

**PB# 77-8**

**Joseph Ruscitti  
(Never Materialized)**

Quaritti 77-8

never materialized  
filed with Iron Clerk 1045 AM  
7/23/79 S.H.



**Oxford Pendaflex**  
CORPORATION

STOCK No. 753 1/3

• • •

MADE IN U.S.A.

INTER-OFFICE CORRESPONDENCE

TO: TOWN SUPERVISOR  
COUNCILMAN RAINEY  
COUNCILMAN LAHEY  
COUNCILMAN MANUCHE  
COUNCILMAN MARSHALL

FROM: ATTORNEY FOR THE TOWN

SUBJECT: RUSCITTI/STARR/CHERRY REQUEST FOR REZONING

DATE: May 26, 1977

I have received a revised map from Joseph Ruscitti dated May 17, 1977.

The map has been turned over to me in connection with the above-referenced request for a rezoning.

I must know whether the Supervisor and Board members would care to have another information hearing on this matter since the request for rezoning is substantially different than the earlier one; or whether you prefer to go directly to public hearing with this revised map.

Please check the box below and return to me.

PAC

PAC:pr

cc: Town Engineer Cuomo  
Chairman - Town Planning Board ✓

☐

I prefer that another public information be held on this matter before public hearing.

☐

I prefer that this matter be moved directly to public hearing without a second information hearing covering the substantially revised rezoning map.

Attached: Copy of map



Planning Board  
**RECEIVED**

MAY 3 1977

OFFICE OF THE TOWN ATTORNEY

TOWN OF NEW WINDSOR

NEW WINDSOR PLANNING BOARD

555 Union Avenue  
New Windsor, New York 12550  
914-565-8550

May 3, 1977

Mr. John Homin  
93 Merline Avenue  
New Windsor, N. Y. 12550

RE: PROPOSED AMENDMENT TO THE NEW WINDSOR ZONING LOCAL LAW  
(RUSCITTI/STARR/CHERRY REQUEST)

Dear John:

I have reviewed the Town Zoning Local Law with respect to the question which you posed at the last Town Board meeting concerning whether there is a provision for a buffer zone between a PI district and a residential district.

The present Zoning Local Law does not specifically require a buffer zone.

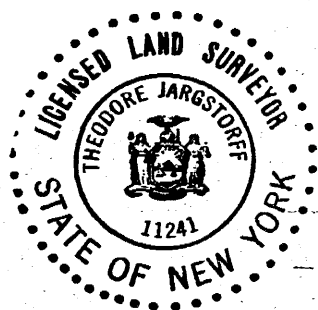
The matter of the buffer zone is left to the discretion of the Town Planning Board. In my opinion there is ample statutory requirement for them to require a suitable buffer zone between industrial and residential districts.

I might mention also that there is no reason why a buffer zone requirement could not be incorporated into the zoning amendment which the petitioners are seeking for their property. The Town Board of course has the power to legislate a buffer zone between two districts. It might be appropriate to require a buffer zone by legislation in the present case.

Very truly yours,

PHILIP A. CROTTY, JR.  
Attorney for the Town of New Windsor

PAC:pr

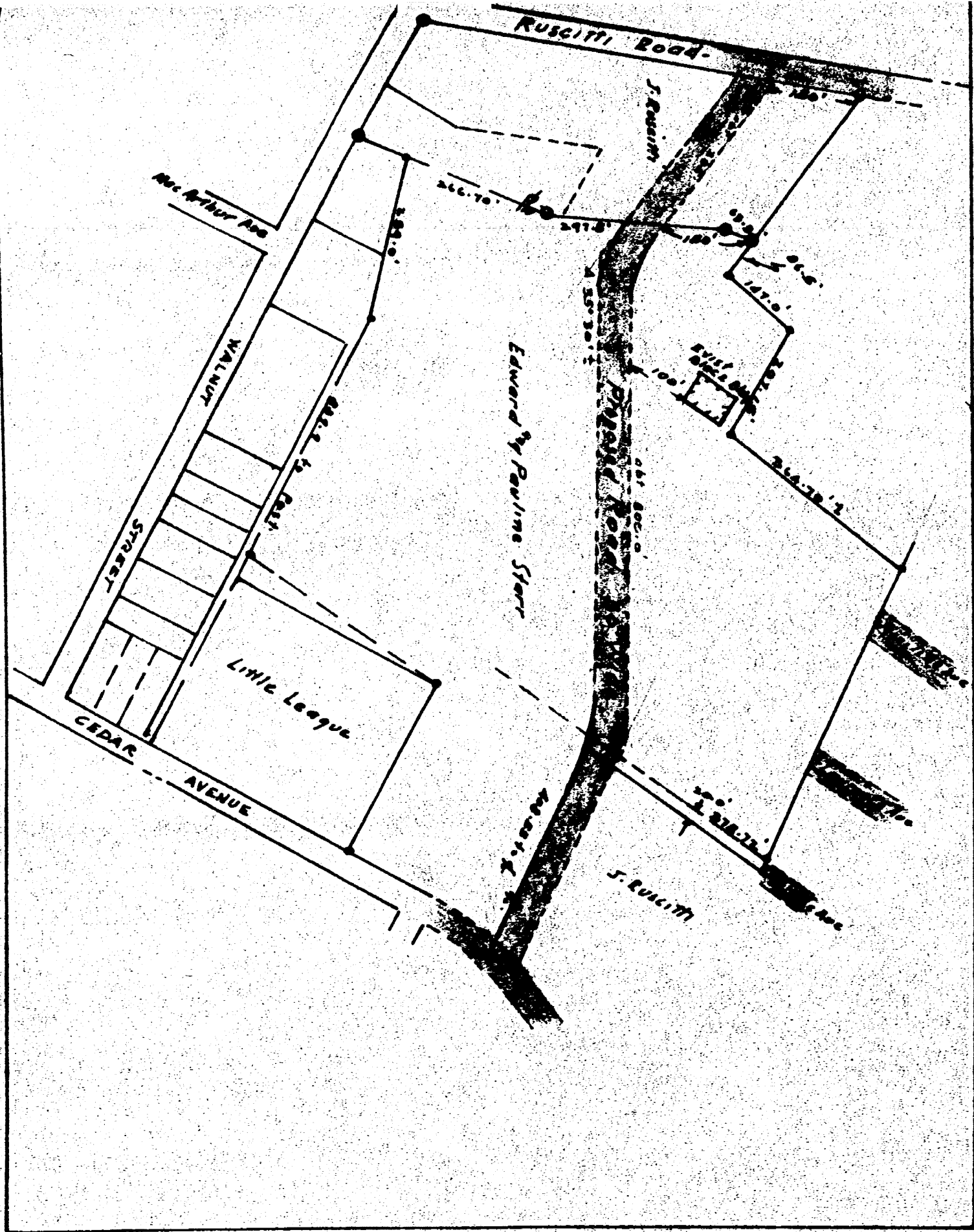


Preliminary.  
Map showing location of Proposed Road  
passing through lands of Joseph Ruscitti and  
lands of Edward & Pauline Starr and extending from  
east line of Ruscitti Road to west line of Cedar Ave.  
Town of New Windsor Orange County - N.Y.

By Theodore Jargstorf, P.L.S.

Scale: 1" = 200 Ft.





Pre Preliminary Subdivision Map.  
Lot<sup>s</sup>. N<sup>o</sup> 1-2-3-4-13-14-15-Lands of J. Ruscitti  
Lot<sup>s</sup> No. 5-6-7-8-9-10-11-12-Lands of Edward Starr et al.  
TOWN of New Windsor Orange County, N.Y.  
May- 17, 1977.  
Scale- 1 inch = 200 Ft. }



